

# JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ANTHONY CRUZ, DIRECTOR

April 24, 2014

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
One Harmon Meadow Plaza  
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday April 29, 2014 Edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Liqun Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Director, HEDC  
File

JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of April 22, 2014.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:
8. NJSA 40:55 D-31 Section 31 Review for County Building at 830 Bergen Avenue. Ground floor entry vestibule addition. **Recommended.**
9. Case: P05-172.3 Amended Preliminary & Final Major Site Plan  
Applicant: Phu & Dinh Nguyen  
Attorney: Rita McKenna  
Review Planner: Kristin Russell  
Address: 634 Communipaw Ave.  
Block: 17905 Lot: 9  
Old Block: 1931 Lot: 7, 8, 9  
Zone: Monticello Redevelopment Plan  
Description: Originally approved September 9, 2008. Built with façade modifications.  
**Description: Approved with conditions.**
10. Case: P14-011 Minor Site Plan  
Applicant: 56 Wayne, LLC  
Attorney: Rita McKenna  
Review Planner: Kristin Russell  
Address: 56 Wayne St.  
Block: 17905 Lot: 9  
Zone: H – Historic / Van Vorst Park  
Description: Addition to existing building to create 4-units  
**Description: Approved with conditions.**
11. Case: P13-051 Minor Subdivision  
Applicant: John B, LLC  
Attorney: Richard Campisano, Esq.  
Review Planner: Kristin Russell  
Address: 955 West Side Ave.  
Block: 11905 Lot: 4  
Zone: R-1 one- and two-family residential  
Description: Subdivision of two lots into three new conforming lots for two-family homes  
**Description: Approved with condition.**
12. Case: P13-093 Preliminary & Final Major Site Plan  
Applicant: Nivaria Group, LLC  
Attorney: Eugene O'Connell  
Review Planner: Kristin Russell  
Address: 850-852 Newark Ave.  
Block: 7806 Lot: 18 & 19  
Zone: N/C – Neighborhood commercial  
Description: New mixed use building with 11 residential units above 3,266sf of retail.  
**Decision: Approved.**
13. Case: P13-085 Preliminary & Final Major Subdivision  
Applicant: Garden State Episcopal CDC  
Attorney: Eugene O'Connell  
Review Planner: Kristin Russell  
Address: 134-142 Cator Ave.  
Block: 28201 Lot: 6  
Zone: R-1 one- and two-family housing  
Description: Subdivision of one oversized lot into nine new conforming lots.  
**Carry to May 6, 2014**

14. Case: P13-086 Preliminary & Final Major Site Plan with "c" variances  
Applicant: Garden State Episcopal CDC  
Attorney: Eugene O'Connell  
Review Planner: Kristin Russell  
Address: 134-142 Cator Ave.  
Block: 28201 Lot: 6  
Zone: R-1 one- and two-family housing  
Description: Nine new, affordable, 2-family homes.  
Variances: garage size (9 lots)(c(2)), rear yard (8 lots)(c(2)), front yard setback (5 lots)(c(2))  
**Carry to May 6, 2014**

10. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> flr. Jersey City, NJ.
1. Resolution of the Planning Board of the City of Jersey City for # P13-087 Minor Subdivision with "c" variances submitted by Harry Chand Persaud (217 Linden Avenue).
  2. Resolution of the Planning Board of the City of Jersey City for# P13-087 submitted by Build for B, LLC (306 Randolph Avenue).
11. *Executive Session, as needed, to discuss litigation, personnel or other matters*
12. Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, PLANNING BOARD